

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

GERALD R.  
**VAUGHAN**  
• ESTATE AGENTS •

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Est. 1998

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- **WELL PRESENTED FIRST FLOOR RETIREMENT APARTMENT.**
- **ELECTRIC UNDERFLOOR HEATING. PVCu DOUBLE GLAZED WINDOWS.**
- **PRIVATE COMMUNAL CAR PARKING AND GARDEN.**
- **CCTV COVERING CAR PARKS AND GARDEN.**
- **2 BEDROOMS. FLOOR AREA - 72 SQ.M.**
- **FITTED KITCHEN/DINING ROOM 19' x 8' 10" (5.79m x 2.69m).**
- **WALKING DISTANCE CARMARTHEN TOWN CENTRE.**
- **HOUSE MANAGER 9am to 4pm three days a week.**

**No 14 Hafan Tywi**  
**The Parade**  
**Carmarthen SA31 1LW**

**£175,000** OIRO  
LEASEHOLD

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Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.

A very well presented **2 BEDROOMED FIRST FLOOR RETIREMENT APARTMENT** (60 years of age and over) enjoying an easterly aspect overlooking 'North Parade' being 1 of 49 purpose built units specifically designed for the **actively retired** situate fronting onto 'The Parade' and 'North Parade' within a **level walking distance of the Doctors Surgeries, Public Library** and readily available facilities and services at the **centre of the County and Market town of Carmarthen.**

The development has the benefit of **private communal car parking, communal landscaped garden** and is managed by a **House Manager** (9am - 4pm Monday, Wednesday and Friday). **Residents** have the benefit of the use of the **Residents Lounge, Residents Conservatory, Guest Suite** (subject to availability and booking) and **Laundry Room** with each apartment having a **DOOR VIDEO ENTRY TELEPHONE** and all the apartments are approached via **communal hallways and landing areas** with the first, second and third floor apartments serviced by **2 lifts and 3 stairwells.**

**APPLICANTS SHOULD NOTE THAT THE APARTMENT CAN APPROACHED FROM THE CAR PARK WITHOUT HAVING TO USE THE STAIRS OF LIFT AS IT IS ON THE SAME LEVEL.**

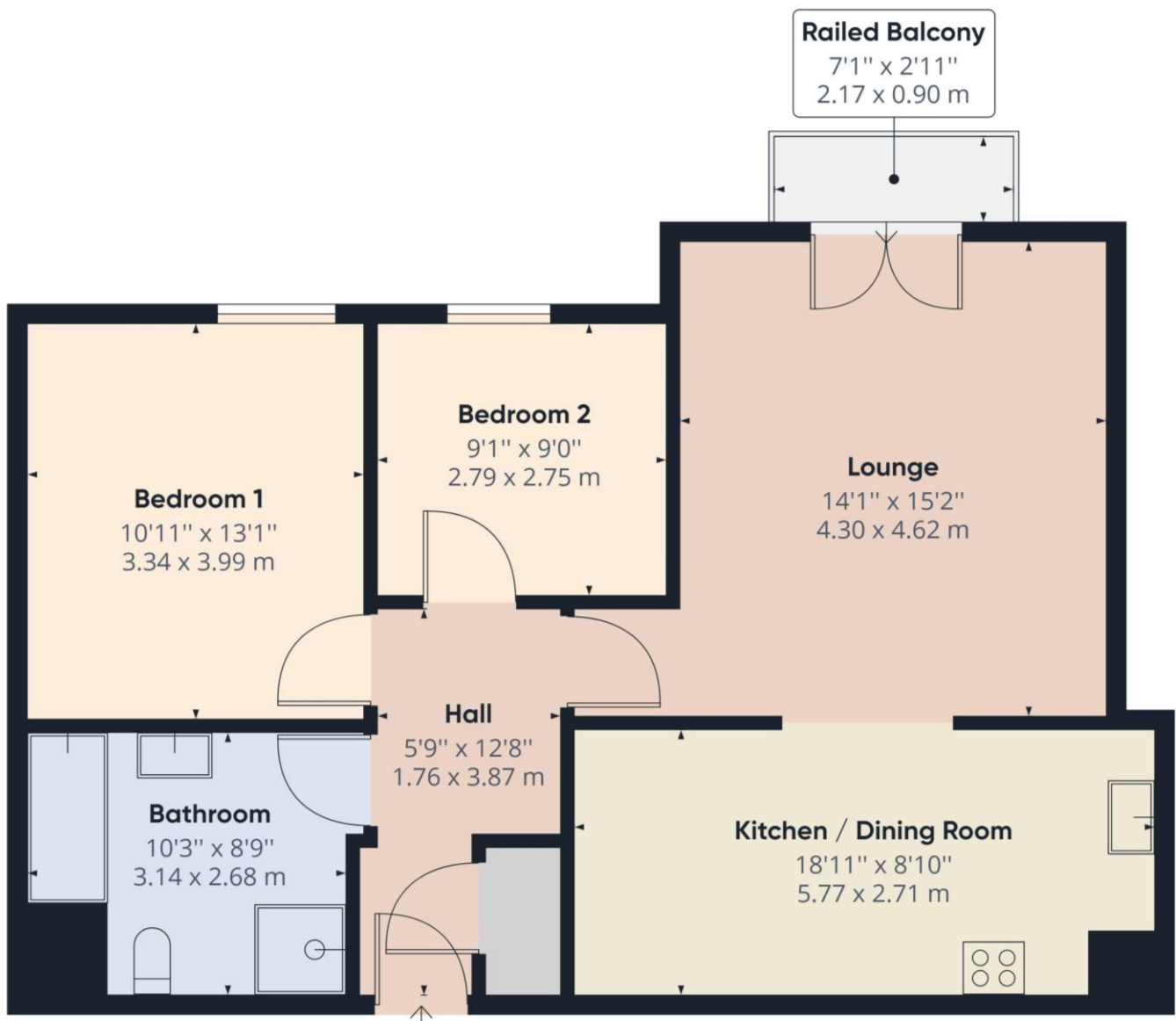
**ELECTRIC UNDERFLOOR HEATING. BURGLAR ALARM.**

**PVCu DOUBLE GLAZED WINDOWS. SMOOTH SKIMMED & COVED CEILINGS.**

**INLAID LIGHT OAK VENEERED INTERNAL DOORS. DOOR VIDEO ENTRY SYSTEM.**

**CCTV COVERING CAR PARKS AND GARDEN.**

**THE BLINDS AND FITTED CARPETS ARE INCLUDED.**





**LIGHT OAK VENEERED ENTRANCE DOOR WITH LETTER BOX AND 'PEEP HOLE' TO**

**RECEPTION HALL 12' 9" x 5' 9" (3.88m x 1.75m) max.** with hardwood bamboo flooring. Burglar alarm keypad. Panic button. Recessed downlighting. C/h underfloor heating room thermostat. Mains smoke detector. Door entry video/telephone. 2 Power points.

**BUILT-IN AIRING/STORE CUPBOARD** with C/h timer control. 'Trianco Aztec' electric C/h boiler. Electricity consumer unit. Economy 7 and C/h timer controls.

**BATHROOM 8' 9" x 10' 3" (2.66m x 3.12m) max.** with fully tiled walls. Ceramic tiled floor. Recessed downlighting. Trickle vent. Wall light with shaver point. Chrome soap, cup holder and towel ring. 3 Piece suite in white comprising panelled shower bath, pedestal wash hand basin and WC. Shower enclosure with plumbed-in shower over, fitted seat and shower door. Chrome towel warmer ladder radiator.

**BEDROOM 1 12' 11" x 10' 11" (3.93m x 3.32m)** with mains smoke detector. TV and telephone points. C/h underfloor heating room thermostat. 6 Power points. PVCu double glazed sash window. Bedroom suite.

**BEDROOM 2 9' 2" x 9' (2.79m x 2.74m)** with mains smoke detector. TV and telephone points. C/h underfloor heating room thermostat. 6 Power points. PVCu double glazed sash window. Fitted display shelving.

**LOUNGE 15' 2" x 14' 2" ext. to 17' 5" (4.62m x 4.31m ext. to 5.3m)** with light oak boarded effect laminate flooring. 8 Power points. TV and telephone points. Recessed downlighting. Mains smoke detector. C/h underfloor heating room thermostat. PVCu double glazed 'French' doors to the **RAILED BALCONY. 5' 4" (1.62m) wide** opening to Kitchen/Dining room.

**RAILED BALCONY** overlooking 'North Parade' with a view towards 'Priory Street' and 'The Parade'.

**FITTED KITCHEN/DINING ROOM 19' x 8' 10" (5.79m x 2.69m)** with ceramic tiled floor. Part tiled walls. Trickle vent. Recessed downlighting. C/h underfloor heating room thermostat. Range of fitted base and eye level wood effect kitchen units with granite worksurfaces incorporating a 'Neff' single oven, 'Neff' ceramic hob, 'Neff' canopied cooker hood, sink unit and 'Neff' integrated dishwasher. Plumbing for washing machine. Glazed display unit. 10 Power points. Mains smoke detector.

**EXTERNALLY**

Communal car parking and landscaped garden for the residents use and enjoyment.









**ENERGY EFFICIENCY RATING:** - B (82).

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 8404-8459-1002-1095-2406.

**LEASE:** - The property is held under the terms of 125 Year Lease that commenced on the 1<sup>st</sup> July 2003.

**SERVICE CHARGE:** - **£861.57p** for the period **1<sup>st</sup> July to 31<sup>st</sup> December 2023 payable half yearly in advance** on the 1<sup>st</sup> January and 1<sup>st</sup> July (**£1,723.14p per year**) to **include** the cleaning/maintenance of all communal areas including the garden, parking areas, lifts, stairwells, Buildings Insurance, use of the communal Laundry Room, maintenance/upkeep of CCTV, external lighting and controlled door entry systems etc. **RESIDENTS** are responsible for their **own** electricity, heating, telephone, Water Rates, Council Tax charges and own Contents Insurance which appertain to their own particular apartment.

**GROUND RENT:** - **Currently** £300 payable **half yearly in advance** on the 1<sup>st</sup> July and 31<sup>st</sup> December (**£600 per year**). *Applicants should note that we understand that the lease provided for the Ground Rent is to double at the end of 2023/beginning of 2024.*

**SERVICES:** - Mains electricity, water (metered) and drainage. Telephone subject to B.T. Regs.

**COUNCIL TAX:** – BAND D. 2023/24 = £1,942.04p. **Oral enquiry only.**

**LOCAL AUTHORITY:** - Carmarthenshire County Council County Hall Carmarthen.

**AGENTS NOTE:** - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property. *Details amended 23.0.3.23.*

**VIEWING**

Strictly by appointment with Gerald R Vaughan Estate Agents

19.11.2022 - REF: 6485